

Planning Commission Agenda Summary

April 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 350-9876

Title:

A public hearing to consider a request to rezone approximately 15.433 acres of land located at 712 71st Avenue from I-L (Industrial Low Intensity) to R-H (Residential High Density) (Project No. ZON2021-0018)

Summary:

The subject property was annexed into the City through the North Sheep Draw Annexation on July 20, 1981 and designated with I-L zoning. It was rezoned on September 29, 2005 dividing the property into several zone districts. The Boomerang DCMP was developed to establish a list of permitted uses. Permitted uses currently allowed within the DCMP include residential uses, boarding houses, farming, golf courses, open space, parks and wireless telecommunications.

The property once housed a portion of the Hewlett Packard facility. Upon HP's exit from Greeley in 2003, the property became vacant and has endured repeated incidents of vandalism. In 2021, the property was acquired by the existing owner, who demolished the structures on site, creating this vacant property for redevelopment.

Recommended Action:

Recommendation of approval

Attachments:

April 26, 2022 Planning Commission Staff Report

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Application

Attachment D – Boomerang Master Plan Design Guidelines